



FUSS & O'NEILL

May 22, 2017

Mr. Kevin M. Ahern, Chair  
Town Plan & Zoning Commission  
50 South Main Street  
West Hartford, CT 06107

Re: Trout Brook Realty Advisors Inc.  
(Formerly West Hartford Housing Corporation)  
Mixed-Use Residential and Retail Development  
616 New Park Avenue  
**Update on Temporary Waiver of Parking Facility Installation**  
**West Hartford Zoning Regulations - Section 177-32 H**

Dear Mr. Ahern,

Trout Brook Realty Advisors Inc. (TBRA) would like to update the Commission on modifications to the previously approved temporary waiver of parking facility installation for the proposed development at 616 New Park Avenue in accordance with Section 177-32H of the Town of West Hartford Zoning Regulations.

The Commission previously approved a request to defer construction of 22 of the parking spaces. The initial request and supporting documents are attached. However, TBRA has since decided to install all but 3 of the parking spaces during the initial build. The deferred parking spaces will be landscaped to increase green areas within the site. However, all of the deferred parking can be easily constructed if required by the Commission. TBRA will update the "Declaration Regarding Temporary Waiver of Parking Facility Installation" to reflect this change.

Should you have any questions regarding this parking review, please contact me at (860) 646-2469, extension 5280.

Sincerely,

Joseph Devine, P.E.  
Senior Project Manager

146 Hartford Road  
Manchester, CT  
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Connecticut  
Massachusetts  
Rhode Island  
South Carolina



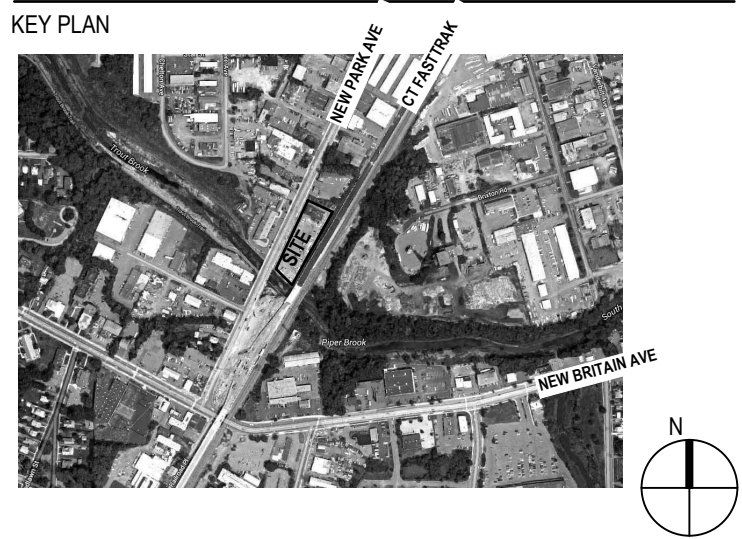


TroutBrook  
REALTY ADVISORS

612-620 NEW PARK AVE

WEST HARTFORD, CT 06110

CONSULTANTS



PROJECT DATA		
PROJECT NUMBER	14063	
CURRENT SUBMISSION DATE	06.13.16	
DRAWN		
SCALE	1" = 20'	
FILE REFERENCE	J:\DWG\IP2014\0668A10\Civil\Plan\20140668A10_STP01.dwg	

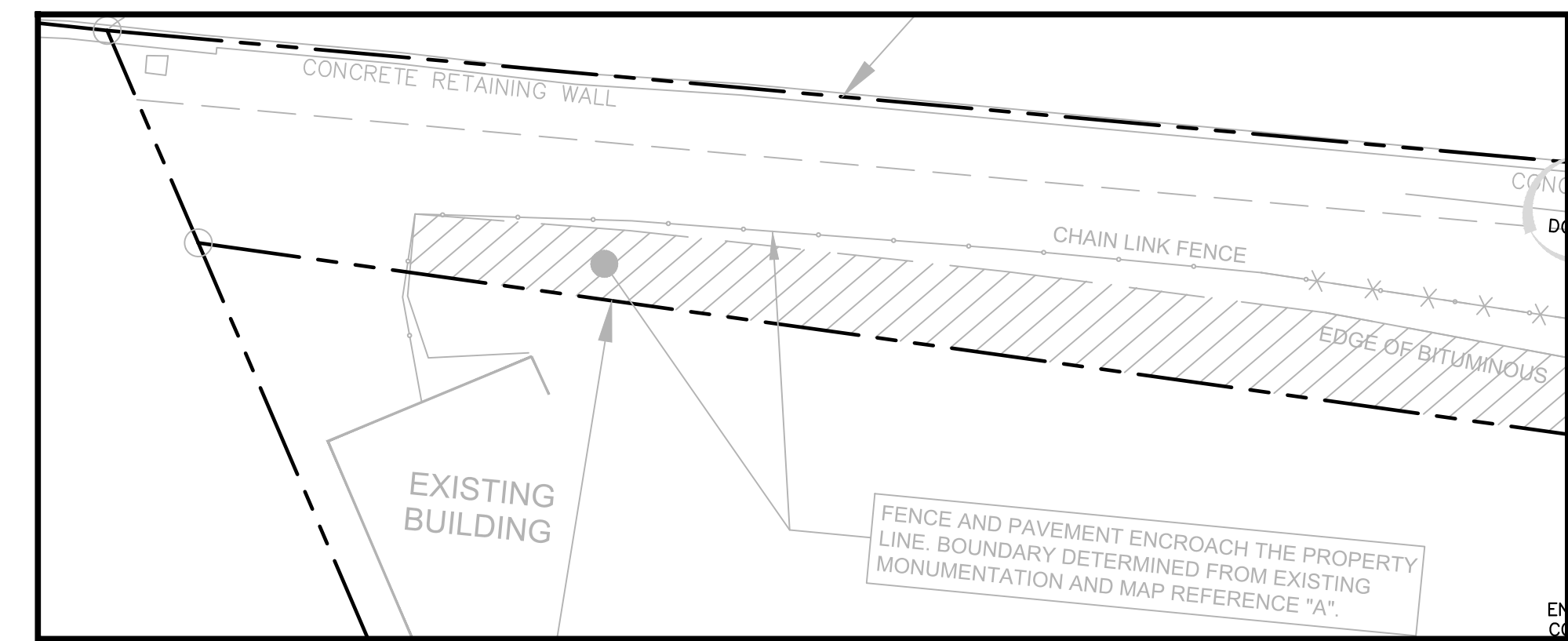
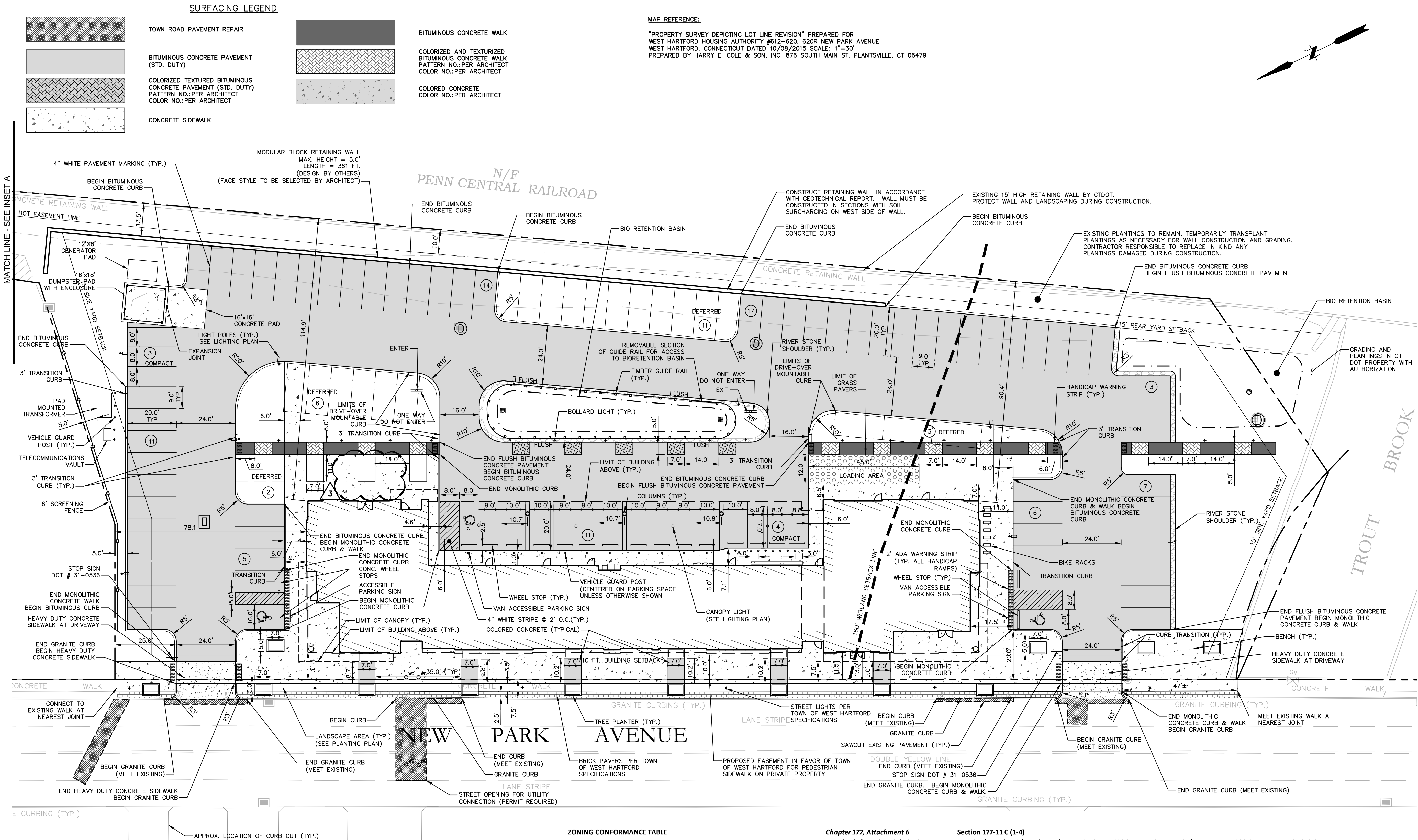
HISTORY OF SUBMISSIONS		
Revisions	Date	Description
1	08/03/2015	REVISIONS PER TOWN COMMENTS
2	10/01/2015	REVISIONS PER TOWN COMMENTS
3	11/08/2015	REMOVE BENCHES AND FIRE PIT

100% CONSTRUCTION  
DOCUMENTS

SHEET TITLE

SITE LAYOUT PLAN

CS-101.



**ZONING CONFORMANCE TABLE**  
**WEST HARTFORD ZONING REGULATIONS**  
**Zone: IG (General Industrial)**

Lot Area	91,040 SF
Lot Width	110 FT
Maximum Floor Area Ratio	1.0
Maximum Lot Coverage	50%
Front Yard	10 FT <sup>(1)</sup>
Side Yard	15 FT <sup>(2)</sup>
Rear Yard	15 FT <sup>(2)</sup>
Maximum Stories	4
Maximum Height	55 FT

**Section 177-10**  
Open Space Requirement (200 SF per dwelling unit x 54 units)

**Chapter 177, Attachment 6**  
**Standards for Industrial Districts**

Required	Provided
30,000 SF	91,040 SF
110 FT	457 FT
1.0	0.68
50%	13%
10 FT <sup>(1)</sup>	11.3 FT
15 FT <sup>(2)</sup>	78 FT
15 FT <sup>(2)</sup>	90 FT
4	4
55 FT	55 FT

**Section 177-11 C (1-4)**  
Required Residential Land Area (RM-1 District = 1,000 SF per unit x 54 units)

Available Non-Residential Use Land Area	54,000 SF	81,040 SF
Front Yard Adjacent to a Residential District (Building Line)	10.0 FT	11.3 FT
Side Yard Adjacent to a Residential District (1/2 building height = 27.5 F)	27.5 FT	78 FT
Type C Parking Screening Adjacent to a Residential District (north)	5 FT	5 FT
Residential Floor Area		58,209 SF
Non-Residential Floor Area		3,300 SF
Residential Maximum Floor Area Ratio (Building GFA = 58,209 / 81,040 SF)	1.0	0.718
Residential Maximum Lot Coverage (Footprint = 8,349 SF / 81,040 SF)	50 %	10.3 %
Non-Residential Maximum Floor Area Ratio (Building GFA = 3,300 / 10,000 SF)	1.0	0.33
Non-Residential Maximum Lot Coverage (Footprint = 3,300 SF / 10,000 SF)	50 %	33 %
<b>Parking (Chapter 177-32)</b>		
Residential	1.5 spaces per unit x 54 units <sup>(3)</sup>	81
Retail	1 space per 150 SF x 3,300 SF	22
Total:		103
Compact Spaces	1 space per 6 maximum	< 17
Loading		1

(1) Front yard equal to building line, established as 10 FT for New Park Avenue  
(2) One side yard or rear yard equal to 1/3 building height & accessible for fire fighting  
(3) 54 units = 42 single-bedroom and 12 two-bedroom units  
\* An application in accordance with Section 177-32 H was submitted and approved by TPZ on July 8, 2015.



54,000 SF

81,040 SF

10,000 SF

10.0 FT

11.3 FT

27.5 FT

78 FT

5 FT

5 FT

58,209 SF

3,300 SF

1.0

0.718

50 %

10.3 %

1.0

0.33

50 %

33 %

**Required**

**Provided**

**Deferred**

81

81

0

22

19

3

103

100

3 \*

7

1

1

4



TOWN PLAN AND ZONING  
COMMISSION  
CERTIFIED MAIL

July 9, 2015

Joel Rottman  
West Hartford Housing Corporation  
80 Shield Street  
West Hartford, CT 06110

Dear Mr. Rottman:

At its regular meeting of Wednesday, July 8, 2015, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

612-620 New Park Avenue – Request of the West Hartford Housing Corporation for a temporary waiver of twenty-two (22) parking spaces associated with a proposed mixed use, transit oriented development. Per Section 177-32H, Temporary Waiver of Parking Facility Installation of the West Hartford Zoning Ordinance, the Commission is "authorized to waive the immediate installation of up to ½ of the parking requirement for any proposed land use if, upon application and submission, in the Commission's opinion, sufficient evidence as to the reasonableness of the application was shown and the reduced parking supply will adequately serve the layout." (Submitted for TPZ receipt on July 8, 2015. Suggest public hearing be scheduled for August 3, 2015.)

After a detailed application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote ( 4-0 )** (Motion/Ahern; Second/Freeman) (O'Donnell seated for Maresca) to **CONDITIONALLY APPROVE** the subject application.

During its deliberations on this matter, the Commission made the following findings and conditions:

1. The temporary waiver of the twenty-two (22) parking spaces as proposed by the applicant is subject to Section 177-32H Temporary Waiver of Parking Facility Installation of the West Hartford Zoning Ordinances.
2. The draft declaration titled "Declaration Regarding Temporary Waiver of Parking Facility Installation" shall be submitted for final review to the Town Planner and Deputy Corporation Counsel prior to execution and filing.

Sincerely,

  
Kevin Prestage  
Chairman TPZ/IWWA



TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2485  
(860) 561-7555 FAX: (860) 561-7400

**C:    Ronald Van Winkle, Town Manager  
      Mark McGovern, Director of Community Services  
      Essie Labrot, Town Clerk  
      Todd Dumais, Town Planner  
      Duane Martin, Town Engineer  
      Patrick Alair, Deputy Corporation Counsel  
      Subject File**

**DECLARATION REGARDING  
TEMPORARY WAIVER OF PARKING FACILITY INSTALLATION**

This Declaration Regarding Temporary Waiver of Parking Facility Installation ("Declaration") is made this 10<sup>th</sup> day of August, 2016 by West Hartford Housing Authority located at 80 Shield Street, West Hartford, CT 06110;

**Whereas**, West Hartford Housing Authority is the contract purchaser of the premises known as 610-620 New Park Avenue, West Hartford, Connecticut (Premises"); and

**Whereas**, West Hartford Housing Authority is affiliated with the Trout Brook Realty Advisors, each of which may participate in the development of the Premises; and

**Whereas**, as part of its development of the Premises, West Hartford Housing Authority filed various applications for land use permits and approvals ("Applications") with the Town of West Hartford ("Town"); and

**Whereas**, as part of its Applications, West Hartford Housing Authority requested that the Town Plan and Zoning Commission ("Commission") approve its request for the deferral of the installation of twenty-two (22) parking spaces ("Deferred Spaces") at the Premises in accordance with Section 177-32-H of the Code of the Town of West Hartford ("Town Code"); and

**Whereas**, on July 8, 2015, the Commission reviewed and approved West Hartford Housing Authority's request;

**Now Therefore**, in accord with the requirements of Section 177-32-H of the Town Code and in consideration of the Commission's approval and other good and valuable consideration, West Hartford Housing Authority, for itself and its successors and assigns, hereby acknowledges, covenants and agrees as follows:

1. West Hartford Housing Authority hereby acknowledges its obligation to construct all of the parking shown on that certain map or plan entitled "SITE LAYOUT PLAN – PARKING WAIVER REQUEST, SHEET CS-101, PREPARED BY FUSS & O'NEILL & AMENTA EMMA FOR TROUT BROOK REALTY ADVISORS, 612-620 NEW PARK AVE., WEST HARTFORD, CT., DATE 06-02-15; and
2. West Hartford Housing Authority further acknowledges that, notwithstanding its obligation to construct all the parking spaces as set forth above, the Commission has approved the deferral of the construction of the Deferred Spaces; and
3. West Hartford Housing Authority covenants and agrees to construct such Deferred Spaces, at its sole cost and expense, within six (6) months of its receipt of notice of the Commission's vote to require the installation of the Deferred Spaces.

The acknowledgements, covenants, and agreements, herein contained and declared shall run